

## Trudie Pettit

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**From:** Keli Bender [krd.keli@fairpoint.net]  
**Sent:** Thursday, March 27, 2008 2:18 PM  
**To:** Trudie Pettit  
**Subject:** Griffin Short Plat/Sunset Farms Plat

Hi Trudie

This is in regards to the Griffin Short Plat, SP-08-04 and Sunset Farms Preliminary Plat, P-07-60. Neither one of these are within the KRD district boundaries so nothing will be required on our end. If you need additional information, let me know.

Keli R. Bender  
KRD Lands Clerk/RRA  
[krd.keli@elltel.net](mailto:krd.keli@elltel.net)

4/28/2008

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# KITTITAS VALLEY FIRE & RESCUE

PO Box 218 • Ellensburg, WA 98926 • (509) 933-7235 • Fax (509) 962-7254 • [elliotttr@kvfr.org](mailto:elliotttr@kvfr.org)

March 28, 2008

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MAR 31 2008

Kittitas County  
CDS

Trudie Pettit, Staff Planner  
Kittitas County Community Development Services  
411 N Ruby St  
Ellensburg, WA 98926

Trudie:

I have reviewed the Application for the Sunset Farms Preliminary Plat (P-07-60). This proposed plat is located well over 5 miles from the nearest staffed fire station and is subject to extended fire and emergency medical service response times. This information is provided for information purposes for the developer / owner. During development, the following issues will need to be addressed:

1. The addresses need to be clearly visible from both directions at the county road for all properties.
2. The fire department access road needs to be capable of supporting 75,000lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus in accordance with IFC 2006 – Appendix D if applicable.

Thank you for your time and consideration in these matters.

Respectfully,

Rich Elliott – Deputy Fire Chief  
Kittitas County Fire District 2

CC – Kittitas County Fire Marshal  
Chief Sinclair

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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 West Yakima Avenue, Suite 200 • Yakima, Washington 98902-3452 • (509) 575-2490

April 4, 2008

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APR 07 2008

KITTITAS COUNTY  
CDS

Trudie Pettit  
Kittitas County Community Development  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

Dear Ms. Pettit:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for Sunset Farms, proposed by Gene Lamoureux [P 07-60]. We have reviewed the documents and have the following comments.

**Water Resources**

Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than ½ acre of lawn or noncommercial garden will require a permit from the Department of Ecology.

Chapter 173-150 WAC provides for the protection of existing rights against impairment, i.e. interruption or interference in the availability of water. If water supply in your area becomes limited your use could be curtailed by those with senior water rights.

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more that .5 acre of lawn and garden.

The Department of Ecology encourages the development of public water supply systems, whether publicly or privately owned, to provide water to regional areas and developments.

With the Supreme Court's guidance on the limitations of groundwater exemptions, all lots within this proposed subdivision would be covered by a single groundwater exemption provided this development is not part of a larger project.

To comply with the 5,000 gallon per day limit, Ecology recommends metering the wells for this development. Water use data should be recorded by the property owner of the well monthly. Department of Ecology personnel, upon presentation of proper credentials, shall have access at reasonable times, to the records of water use that are kept to meet the above conditions, and to inspect at reasonable times any measuring device used to meet the above conditions. For metering information, please contact Ken Schuster at (509) 454-4263.

To comply with irrigating up to 0.5 acres of lawn and garden, Ecology recommends requiring property covenants for each lot to limit the amount of the lawn and garden to be irrigated so it adds up to the maximum allowable acreage.

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. All wells must be located a minimum of 100 feet from any known, suspected, or potential source of contamination and shall not be located within 1,000 feet of the property boundary of solid waste landfills. A well report must be submitted to the Department of Ecology within thirty days after the completion of a well.

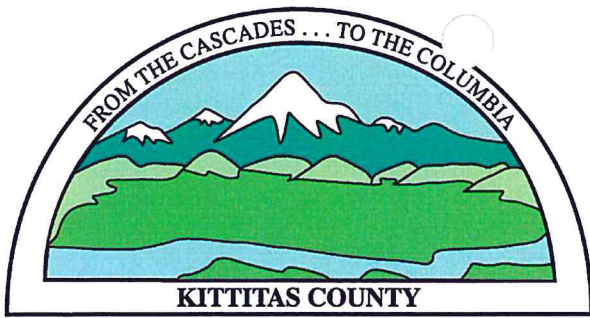
If you have any questions concerning the Water Resources comments, please contact Breean Zimmerman at (509) 454-7647.

### **Water Quality**

Dividing or platting of a piece of property is often the first step in a proposed development. If a subsequent individual or common plan of development exceeds 1 acre of disturbed ground in size an NPDES Construction Stormwater Permit may be required. Ground disturbance includes all utility placements and building or upgrading existing roads. The process requires going through SEPA, developing a stormwater pollution prevention plan, submitting an application and a 30 day public notice process. This may take 45-60 days. A permit and a stormwater plan are required prior to beginning ground-breaking activities. Please contact Bryan Neet with the Department of Ecology, (509) 575-2808, with questions about this permit.

Sincerely,

*Gwen Clear*  
Gwen Clear *by Johnie Lynn*  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012



**PUBLIC HEALTH DEPARTMENT**

www.co.kittitas.wa.us/health/

**Administration**

Community Health Services  
Health Promotion Services  
507 N. Nanum Street, Ste 102  
Ellensburg, WA 98926

Environmental Health  
411 North Ruby Street, Ste 3  
Ellensburg, WA 98926  
Phone (509) 962-7698  
Fax (509) 962-7052

**RECEIVED**  
APR 10 2008  
Kittitas County  
CDS

April 10, 2008

Trudie Pettit, Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA. 98926

RE: Sunset Farms Preliminary Plat (P-07-60)

Dear Ms. Pettit,

Thank you for the opportunity to comment on the above referenced project. I recommend that the existing well on lot 6 be approved as a Group B water system to serve all six proposed lots in this plat.

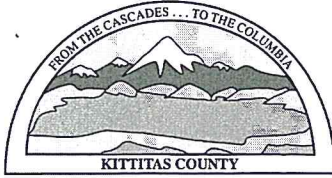
The water system plan and design will need to be submitted and approved prior to final plat approval.

The file indicates soil log information is needed on each lot.

If you need any further information, please feel free to contact me. Thank you for your time.

Sincerely,

Holly Duncan  
Environmental Health Specialist



# KITTITAS COUNTY DEPARTMENT OF PUBLIC WORKS

## MEMORANDUM

TO: Trudie Pettit, Community Development Services  
FROM: Christina Wollman, Planner II *CW*  
DATE: April 10, 2008  
SUBJECT: Sunset Farms Plat P-07-60



Our department has reviewed the plat application and has the following comments:

- “Conditional Preliminary Approval”** is recommended based on the information provided. See below for conditions of preliminary approval.
- “Additional Information Requested”**. Prior to continuing the approval process for the submitted development, additional information is requested for analysis.

### The following shall be conditions of preliminary approval:

1. **Access Spacing:** Vantage Highway is classified as a Rural Minor Collector and has a minimum access spacing of 300'. The most current survey, dated February 27, 2008, does not meet this requirement. The access to Lot 3 is less than 300' from the 20' easement.
2. **Access Permit:** An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
3. **20' Access Easement:** The AFN for the 20' access easement shall be shown on the face of the plat.
4. **Joint-Use Driveway:** A joint-use access shall serve no more than two tax parcels. See Kittitas County Road Standards, 9/6/05 edition.
  - a. Access easements shall be a minimum of 20' wide. The roadway width shall have a minimum width of 12'.
  - b. The surface requirement is for a minimum gravel surface depth of 6".
  - c. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - d. Any further subdivision or lots to be served by proposed access may result in further access requirements.

Single-Use Driveway: A single-use access shall serve no more than one lot. See Kittitas County Road Standards, 9/6/05 edition.

- a. The roadway shall be a minimum of 8' wide with gravel surface.
  - b. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements.
5. Plat Notes: Plat notes shall reflect the following:
- a. Maintenance of the access is the responsibility of the property owners who benefit from its use.
  - b. An approved access permit will be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right of way.
  - c. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.
  - d. A public utility easement 10 feet in width is reserved along all lot lines. The 10 foot easement shall abut the exterior plat boundary and shall be divided 5 feet on each side of interior lot lines. Said easement shall also be used for irrigation.
6. Plat Approvals: All plats must show the acceptance signature of the County Engineer. The acceptance block shall be as follows (per KCC 16.24.170):
- EXAMINED AND APPROVED  
This \_\_\_\_ day of \_\_\_\_, A.D., 20\_\_.
- \_\_\_\_\_  
Kittitas County Engineer
7. Private Road Maintenance Agreement: The applicant shall meet all applicable conditions of any pre-established or required Private Road Maintenance Agreements.
  8. Lot Closure: It is the responsibility of the Professional Licensed Surveyor (PLS) to ensure the lot closures are correct and accurate.
  9. Addressing: Contact the Kittitas County Rural Addressing Coordinator at (509) 962-7523 to obtain addresses prior to obtaining a building permit. A parcel cannot receive a building permit or utilities until such parcel is identified with a 911 address.
  10. Fire Protection: Contact the Kittitas County Fire Marshal regarding any additional access requirements for Emergency Response.

11. Mailbox Placement: Mailboxes must be approved by U.S. Postal Service. Mailbox locations are site specific. Contact your local Post Office for location and design standards before beginning construction.

Current Kittitas County Road Standards, as adopted 9/6/05.

*Chapter 12 – PRIVATE ROADS*

12.12.010 General

Private roads shall meet the following conditions:

1. Private roads shall meet the minimum access requirements of the International Fire Code as adopted by the County, and
2. Shall be designed and constructed in conformance with AASHTO Guidelines for Geometric Design of Very Low-Volume Local Roads (ADT < 400) 2001, as now exists or hereafter amended, and
3. Shall be inspected and certified by a licensed professional engineer for conformance with the above referenced standards. In the alternative, an applicant may request the private roadway to be inspected and subject to the approval of the Public Works Director. If certification by the public Works Director/County Engineer is desired, submission of road plans and necessary testing documentation that confirms compliance with Kittitas County Road Standards is required, and services will be performed on a reimbursable basis, and
4. Permanently established by an easement recorded with the Kittitas County Auditor or right-of-way, providing legal access to each affected lot, dwelling unit, or business, and
5. Will not result in land locking of existing or proposed parcels, and
6. Maintained by the developer or legally responsible owner or homeowners' association or other legal entity made up of all benefited property owners, under the provisions of an acceptable and recorded "Private Road Maintenance Agreement", and
7. Clearly described on the face of the plat, short plat, or other development authorization and clearly signed at street location as a private street or road, for the maintenance of which Kittitas County is not responsible and a disclosure statement of the same is filed with the County Auditor, and
8. The following note shall be placed on the face of the plat, short plat, or other development authorization:

"Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards. This requirement will include the hard surface paving of any street or road surfaced originally with gravel."

Please let me know if you have any questions or need further information.